32 Wickham Way,

Shepton Mallet, BA4 5YG

COOPER AND TANNER

OIEO £310,000 Freehold

Situated in a quiet cul de sac with open views over “The Meadows” to the rear, this semi detached property offers good sized extended accommodation on the ground floor. There is driveway for several vehicles, a garage linking through to a workshop with personal door to the garden. Internal viewing is highly recommended.

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DESCRIPTION

Situated in a quiet cul de sac of similar properties enjoying an open outlook to the rear with views over "The Meadows". Extended low on the ground floor with a separate dining room and the potential to add a downstairs cloakroom. Externally, there are a range of outbuildings to satisfy any handyman / carpenter / mechanic's desires.

A front entrance door leads into the entrance hall with staircase rising to the first floor and door to the sitting room. The sitting room has a large picture window, an understairs cupboard and an electric flame effect fire set within surround and mantel with raised hearth. The back boiler providing the radiator heating is set behind in the original fireplace. Double bi fold doors lead into the large dining / family room with corner storage cupboard and double multi paned glazed doors open into the kitchen. Fitted with an extensive range of bespoke handmade base, drawer, wall and illuminated glazed units incorporating a recessed double Belfast style sink set into granite work tops, double oven, ceramic hob, canopy, plumbing and space for dishwasher and washing machine. There are also handmade wooden work surfaces complimenting the tiled floor. Double glazed French doors lead out to the paved terrace.

On the first floor there are three bedrooms (two doubles and one single) and the family bathroom. The master bedroom is located to the front. Bedroom two enjoys views over "The Meadows" and has a built in airing cupboard. The third bedroom is currently used as an office and has bespoke wall mounted cupboards and shelving. Completing the accommodation is the family bathroom which is fitted with a wooden panel enclosed double ended bath with shower and screens, level wc with concealed cistern and wash hand basin set on wooden cabinet.

OUTSIDE

A surfaced driveway provides parking for several vehicles. The front garden is laid to lawn with gravel edging. The enclosed rear garden has views over "The Meadows", and comprises a paved terrace accessed from the kitchen with steps down to the personal door to the garage and workshop. Adjoining this is the gardener's toilet with low level wc and wash hand basin. The garden comprises a lawn edged by borders, a large gravelled and paved entertainment area complete with wooden feature bar, pergola and lighting. There are a range of outbuildings - Garage and workshop 32' 6" x 10' 11" narrowing to 9.00" - Power and light connected, electric up and over door to the front, window and personal door to garden. Shed 11' x 8'5" - power and light connected; Timber Summer House 11' x 8'8" - power and light connected; Workshop 15'9" x 9'11" -- power and light connected.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band C.

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

From the Cooper and Tanner office, proceed along Commercial Road. Cross over the roundabout. Take the next left into Shaftgate Avenue. Take the 3rd turning right into Coombe View. Turn right, where the property will be seen a short distance along on the left hand side.

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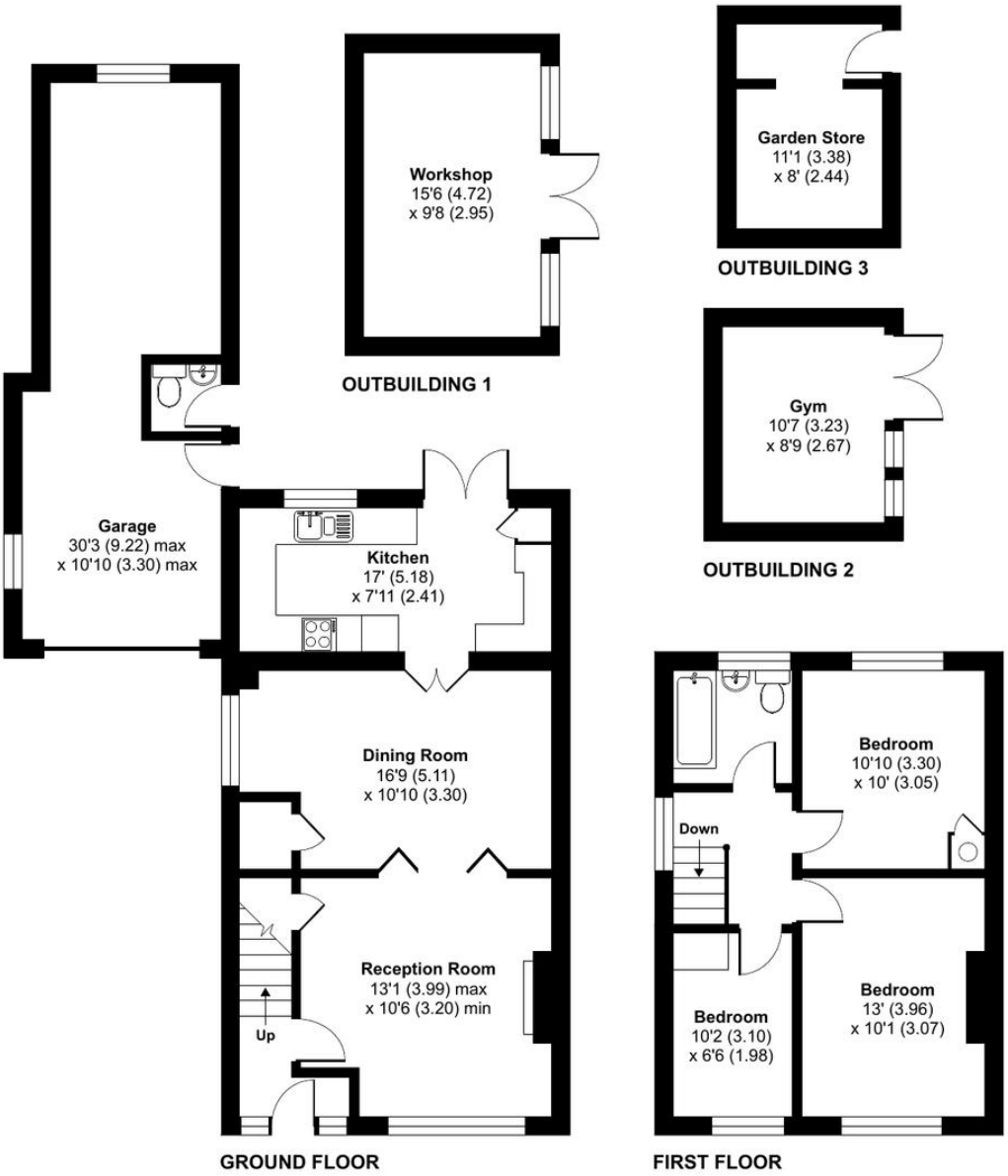
Approximate Area = 976 sq ft / 90.7 sq m
Garage / WC = 303 sq ft / 28.1 sq m
Outbuilding = 332 sq ft / 30.8 sq m
Total = 1611 sq ft / 149.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1384313

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